CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
MARCH 5, 2019 - CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT:
Councilmembers Cordero, Moats, Soto, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT:
City Manager Stilwell, Interim City Attorney Sinco, Director of Human Resources & Records Anderson, and Chief Deputy City Clerk Garietz (for roll call only).

PUBLIC COMMENT PERIOD
There were no requests to speak.

RECESS - CLOSED SESSION
Mayor Patino recessed to a Closed Session at 5:02 p.m. for: CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6 of the Government Code: Agency Representatives: City Manager Jason Stilwell, Director of Human Resources & Records Jayne Anderson, Consulting Negotiators Che Johnson and Robert MacLeod. Employee Organizations: Service Employees International Union (SEIU) Local 620, Santa Maria Police Association of Middle Management (SMPAMM), Santa Maria Police Officers' Association (SMPOA), Santa Maria City Fire Fighters' Union Local 2020 (Local), Non-Represented Management and Confidential Employees, and Public Safety Managers.

INVOCATION
Pastor Moises Sanchez of the Iglesia de Cristo Linaje Escogido gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG
Councilmember Waterfield led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino reconvened the meeting and called the meeting to order at 5:41 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Michael Moats, Councilmember Mike Cordero, Councilmember Gloria Soto, and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, Interim City Attorney Philip Sinco, Director of Human Resources and Records Jayne Anderson, Fire Chief Leonard Champion, Chief of Police Phillip Hansen, Director of Finance Mary Harvey, City Librarian Mary Housel, Director of Public Works/City Engineer Kevin McCune, Director of Utilities Shad Springer, Assistant City Manager Patrick Wiemiller, and Chief Deputy City Clerk Rhonda Garietz

CLOSED SESSION REPORT: INTERIM CITY ATTORNEY
Interim City Attorney Sinco announced that there was no reportable action associated with the Closed Session item.

1 PROCLAMATIONS/PRESENTATIONS

A. Councilmember Soto presented a Proclamation recognizing the day of March 8, 2019, as International Women's Day in the City of Santa Maria, and encouraging all residents and businesses to celebrate with appropriate programs, ceremonies, and activities. The Proclamation was accepted by members of the Santa Maria Women's Network.

B. Councilmember Waterfield presented a Proclamation recognizing the week of March 7-14, 2019, as Arbor Week in the City of Santa Maria. Roy Teniente, Parks & Forest Supervisor with the Recreation & Parks Department, accepted the Proclamation.

2 PUBLIC COMMENT PERIOD
Ernest Armenta spoke about Item 3H on the Consent Calendar (Agreement with J&A-Santa Maria, LLC) and the methane gas from the City's landfill that is sold to Marian Hospital.

Denisse Gonzalez, representing the County of Santa Barbara Mental Health Clinic, expressed concern about the bus stop on Foster Road near County Mental Health citing the safety of mental health patrons who have to wait for buses to and from appointments.

Inge Stolch expressed concern for a project in the City that will convert a Comfort Inn to H-2A housing.

Jackie Brunello expressed her concerns regarding H-2A housing.

Franziska Shepard expressed concerns regarding H-2A housing in her neighborhood.

Charles Huffines, Jennifer McMurrain, Cathie Ortiz, and Olga S. spoke in favor of a sheltered, well-lit, safer, bus stop bench on Foster Road near County Mental Health for mental health patrons to assist them with transportation to and from appointments.

Esther Jensen, resident of La Maria Mobile Home Park and treasurer of the North Santa Barbara County Manufactured Homeowners Team, stated the group is still hoping for enforceable mobile homeowner rent stabilization in the City.

City Manager Stilwell commented on Item 3H on the Consent Calendar saying that the City is required to collect methane gas from the landfill so that it does not enter the environment. Staff is researching how to best use the gas, but has requested the one-year agreement as an interim agreement, until a final method of utilization is chosen. With regard to the bus stop on Foster Road, Austin O'Dell, the City's Transit Manager, has been collecting feedback from the community. A proposal will be brought forward with the budget to improve the area. Staff plans to hold a meeting with residents near the proposed H-2A housing at the Comfort Inn to work out issues. He closed his remarks introducing the City's new Public Works Director/City Engineer, Kevin McCune. Mr. McCune comes from the City of Lompoc, where he has been employed for the past 18 years and has served as the Director of Public Works for the last seven years. In addition, he has 10 years of experience as a City Engineer with experience working directly with developers, contractors, and outside agencies. He has his BS in Civil Engineering from California State University, San Luis Obispo, and holds a PE License. He started with the City of Santa Maria on March 4, 2019.

3 CONSENT CALENDAR

Councilmember Waterfield indicated that she would abstain from voting on Item 3C, Warrants, due to a conflict of interest.

Consent Calendar Items 3A-3H (except 3C) were approved as presented, including the adoption of Resolution Nos. 2019-19, 2019-20, 2019-21, 2019-22, and 2019-23. Consent Calendar Item 3C (Warrants) was approved. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Waived full readings.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Readings waived. 5-0.

B. Approve the Minutes of the regular City Council Meeting of February 19, 2019.

Action: Minutes were approved as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Minutes approved. 5-0.

Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Soto, seconded by Councilmember Cordero.
Motion carried. Abstain: Waterfield; 4-0.

C. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. 5-0.

D. Adopt a Resolution approving the submission of an application for a Staffing Adequate Fire and Emergency Response (SAFER) grant.

Action: Application for SAFER grant approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.

E. Adopt Resolutions of annexation and assessment for the DL Farm Management, Corner Stop Market, Herrera Tract, Fesler 8 Unit Apartments, 76 Gas Station, and D&J's Counseling projects that are within the respective Northeast and Northwest Landscape Maintenance Districts and Special Benefit Zones.

Action: Landscape Maintenance Districts approved for DL Farm Management, Corner Stop Market, Herrera Tract in the Northeast; and Fesler 8 Unit Apartments, 76 Gas Station, and D&J's Counseling Projects in the Northwest Districts and Special Benefit Zones.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.

F. Adopt a Resolution approving the Santa Barbara County Integrated Regional Water Management Plan Update 2019.

Action: Integrated Regional Water Management Plan Update approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.

H. Adopt a Resolution authorizing the Director of Utilities to enter into Amendment No. 2 to Agreement for Use of Landfill Gas at Santa Maria Landfill and Amendment No. 3 to Site Lease & License Agreement with J&A-Santa Maria, LLC, and further authorizing the Director of Utilities or his designee to enter into extensions and modifications consistent with the terms of the agreements.

Action: Amendments to landfill agreements approved.
Moved by Councilmember Waterfield, seconded by Councilmember Cordero.
Motion carried. Adopted as Resolution No. 2019-23. 5-0.

4 APPOINTMENTS

Public Comment: Ernest Armenta made his recommendations for the board/commission appointments.

A. The City Council considered appointments to the *Block Grants Advisory Committee, Investment Oversight Committee, Landmark Committee, Measure U Citizens' Oversight Committee, Planning Commission*, and *Recreation & Parks Commission*. Chief Deputy City Clerk gave the presentation as detailed in the Council Agenda Report.

Block Grants Advisory Committee
Mayor Patino and Councilmember Soto had an opportunity to make one (1) nomination each to fill unexpired terms ending in July 2021. Incumbent Robert Doyle and new applicant Patricia Solorio were considered.

Councilmember Soto nominated Patricia Solorio, and Mayor Patino nominated Robert Doyle. Mayor Patino accepted the nominations.
Moved by Mayor Patino, seconded by Councilmember Cordero.

to the Block Grants Advisory Committee to fill unexpired terms ending in July 2021. 5-0

Investment Oversight Committee
The City Council considered the appointment of one (1) Councilmember to the Investment Oversight Committee for a term coterminous with the appointed Councilmember's term.

Mayor Patino appointed Councilmember Moats to the Investment Oversight Committee.
Moved by Mayor Patino, seconded by Councilmember Waterfield.
By ratification of the City Council, Councilmember Moats was appointed to the

Landmark Committee
Mayor Patino considered the making one (1) appointment to fill a term ending in January 2021. Incumbent Jerry Simas reapplied.

Mayor Patino appointed Jerry Smith to the Landmark Committee
Moved by Mayor Patino, seconded by Councilmember Cordero.
By ratification of the City Council, Jerry Smith was appointed to the Landmark

Measure U2012 Citizens' Oversight Committee
Councilmembers Soto and Waterfield considered making one (1) appointment each for a four-year term or coterminous with the appointing Councilmember's term ending in January

2022. Incumbents John Childers, Jr. and John Peters reapplied, along with new applicants Abraham Melendrez and John "Russ" Weed.

Councilmember Soto appointed Abraham Melendrez, and Councilmember Waterfield reappointed John Childers, Jr.
Moved by Mayor Patino, seconded by Councilmember Moats.
By ratification of the City Council, Abraham Melendrez was appointed and John

Planning Commission
Councilmembers Soto and Waterfield considered one (1) nomination each for a four-year term or coterminous with the nominating Councilmember's term ending in January 2022. Incumbents Maribel Hernandez and Kelly White O'Neill reapplied, and new applications werereceived from Esau Blanco, Michael Cardona, and Hazel Putney.

Councilmember Soto nominated Esau Blanco for appointment, and Councilmember Waterfield nominated Maribel Hernandez for reappointment. Mayor Patino accepted the nominations.
Moved by Mayor Patino, seconded by Councilmember Waterfield.

was the Planning Commission for four-year terms each ending in January 2022. 5-0

Recreation & Parks Commission
Councilmembers Soto and Waterfield considered making one (1) nomination each to the Recreation & Parks Commission for a four-year term or coterminous with the nominating Councilmember's term ending in January 2022. Incumbents Greg Burtnett and Yleana Velasco Anda reapplied, along with new applicants Kenneth Dahman, Carlos Escobedo, and Paul Lee.

Councilmember Soto nominated Paul Lee for appointment, and Councilmember Waterfield nominated Yleana Velasco Anda for reappointment.
Moved by Mayor Patino, seconded Councilmember Moats.
By ratification of City Council, Paul Lee appointed and Yleana Velasco Anda was

January 2022. 5-0

5 REGULAR BUSINESS

A. **MEASURE U CITIZENS' OVERSIGHT COMMITTEE ANNUAL REPORT.** The City Council received a presentation from City staff and the Vice-Chair of the Measure U Citizens' Oversight Committee on the Measure U Annual Report for the period ending June 30, 2018; and received and filed the Measure U Citizens' Oversight Committee 2017-18 Annual Report.

City Manager Stilwell reported the Measure U Citizens' Oversight Committee had met on January 28 and February 18, 2019, and adopted the annual report. Vice-chair Owen gave a summary of the report, saying that all of the Measure U funding had been received and expended in accordance with the City Council's direction.

Public Comment
Ernest Armenta spoke about the financial situation of the City over the years and gave suggestions on how to fix it.

Action: Report received and filed.

B. **DIRECTION FOR EXPENDITURES OF MEASURE U.** The City Council received a staff presentation and requested direction for incorporation of proposed Measure U expenditures into the recommended Mid-Cycle 2019-20 budget.

The City Council adopted a balanced 2018-20 budget that maintained ongoing services with one-time funding the City Council believed voters wanted to maintain. The City Council placed Measure U on the November 2018 ballot to provide ongoing funding to maintain and enhance services, which was successful. 74.18 percent of the voters passed the extended and enhanced Measure U in the November 2018 election.

Santa Maria is among hundreds of cities in California that find itself with expenditures growing at a faster rate than revenues. Santa Maria has taken excellent steps to address the imbalance by

building Enos Ranch regional shopping center, which enhanced the City's sales tax revenues; by accepting non-hazardous hydrocarbon soil for landfill cover where companies pay the City to accept this dirt; by leveraging grants to provide vital services; by making efforts to reduce pension costs; and by negotiating agreements with employees for employees to share a greater cost of employee benefits. Even with those measures, expenditures had outpaced revenues, and are expected to continue to do so for the next 3 – 5 years.

The expenditures outpacing revenues have a cumulative impact. Providing services demanded by the community where there no funding to maintain those services has caused the costs again to exceeded revenues for the next year, and so on. It was a compounding problem, one that Santa Maria and nearly every other California local government had been facing, and would be facing for the next few years.

Five years ago, $1.5 million in one-time funding was used to cover the ongoing costs of services, which grew to $3 million the following year. Last year $5.5 million was used, and the adopted budget anticipates $8.5 million at the end of the current fiscal year. Staff projected the next budget would have a $10 million gap. The City has been using reserves to maintain services, but the largest General Fund reserve of the City is $19 million. Without cuts in services and costs, the City's Economic Stabilization Reserve would be reduced before the next recession leaving the City in a more precarious position.

The community wanted to maintain and enhance services, and voted to approve Measure U. Fiscal challenges remain and future cuts in costs and services are still possible. The City is now be in a much stronger position to address rising costs, and an economic downturn.

The prior budget gaps were closed, but the ongoing costs to maintain services continues and would increase again next year. Staff does not propose using Measure U funding to replenish the spent reserves. Staff proposed to maintain and enhance services related to public safety, quality of life, and our youth.

The direction the City Council provided would be incorporated into the mid-cycle budget that the City Council would be able to consider adopting this June. Measure U funding was not proposed to replace things that were currently funded by ongoing General Fund revenue, nor replenish the City's reserves that were spent to maintain the services for the past few years.

Staff proposed that Measure U be allocated to maintain the services currently funded by Measure U and for public safety, quality of life, and youth services for which there is no other ongoing funding. Allocations should also enhance services by adding new public safety, quality of life, and youth programs. Staff also recommended that a Measure U reserve be started.

To maintain existing Measure U services provides for 32 staff at a cost of $5.45 million. To maintain existing unfunded services provides for 60 staff at $6.4 million. To provide enhanced services, provides for 30 additional staff at a cost of $6.2 million, which includes support staff for the enhanced services, such as facility maintenance; fleet maintenance; recruiting, labor, and records; payroll; financial reporting; computer and radio support; and GIS services. As for the Measure U Reserve fund, staff proposed the City Council set a goal of 20 percent reserve or $3.6 million. The 20 percent is a proposed target because sales tax can be volatile and the services funded by the Measure U sales tax are high priority. Staff also recommended an initial contribution to the Reserve Fund of $900,000 funded from salary savings, since not all positions would be filled on July 1. An additional contribution may be possible at the end of fiscal year 2019-20, if revenues materialize as projected. In the event of a recession, this reserve would be used to maintain Measure U-related expenses.

Chief of Police Hansen and Fire Chief Champion spoke to the City Council about services they were providing and their visions for the future, and requests for Measure U funding.

Some Councilmembers expressed concerns about red light-runners, and the need for more police patrols for traffic. Police Chief Hansen agreed, noting that adding traffic officers was part of his comprehensive plan.

In response to Councilmember Cordero's question, City Manager Stilwell indicated that enhanced services would be on a one year budget and reviewed then by the Measure U Citizens' Oversight Committee. Then two year budget process begins, and those services would be rolled into the two year budget for the City Council's review and consideration of what the service-level needs are, and be able to adjust them accordingly. He also clarified the percentage amount in the Reserve fund as 20 percent of the total anticipate Measure U revenue of $18 million for Councilmember Soto.

Councilmember Soto expressed concerns about the City's community centers were not be made available to the community to provide safe places for youth, specifically the Minami Center. She asked that some of the Measure U funds be allocated to ensure that the community centers were open for the community.

City Manager Stilwell commented that some of the safe places for teens were being focused on the Library with security and staffing to support them with their homework. The Maldonado Center was open for and available for the teens, and they were expanding the outreach coordination program to go out and talk to the teens. Transportation would be a component of that to assist the teens in getting to these safe places to obtain support services.

Director of Recreation & Parks Posada spoke about Minami Center indicating that it had been there since 1979. The uses the building gets and hours open to the public becomes very staff intensive. He mentioned that one of the enhancements proposed, which would be supported by Measure U, is to take some of the programs and "take them on the road" to other facilities within the City to get groups of youths from neighborhood schools. He indicated that a final plan had not been developed at this time. Staff was looking at which the sites would be available and what the costs would be. He indicated that some non-profits have expressed some interest in having access to some of the City's buildings, and that possibly arrangements could be made for the non-profit to staff the building. One of the Mayor's Task Force goals was to find more places for the youth, and one of the proposed new positions for Recreation & Parks was a new Recreation Coordinator to help guide the Outreach Coordinator who would work out some of these plans.

Councilmember Soto commented that, with the new Measure U, funding should be found to get the doors of the community centers open to the residents for their use.

Director Posada agreed, but indicated that 60 percent of the Recreation & Parks Department was staffed with part time individuals, so consideration had to be given to that, as well.

Public Comments

Jack Owen, Jr., retired City Fire Inspector, commented that red-light runners were a real problem in Santa Maria. He also talked about the "Ghost Ship" fire in Oakland where 36 people died in a converted warehouse with many building code violations and where inspections of the building were not completed as they should have been. He encouraged the City Council to add more fire inspectors to get caught up on fire inspections. Currently, there were two fire inspectors; whereas, Santa Barbara had eight fire inspectors. He also encouraged adding more Code Compliance Officers.

Ernest Armenta suggested reducing the $16 million proposed plan for public safety to $12 million, providing $2 million each to youth services and quality of life services and increasing the proposed plan to $3 million each. This would provide needed funding to staff the community centers for the youth.

Council Discussion

Mayor Patino expressed concerns about code compliance and requested that a Code Compliance Plan be put together, that is not just complaint-driven, that addresses left out trash cans, cars on lawns, apartments with absent landlords and poor living conditions, etc., and a volunteer program.

Councilmember Soto commented that she was pleased to see Measure U being maintained and enhanced, particularly with youth services.

In response to Councilmember Cordero's comment, City Manager Stilwell indicated that the scope and responsibility of the Measure U Citizens' Oversight Committee was to ensure that Measure U revenues received were spent in line with the voter-adopted ballot language, and within the policy set by the City Council when the ballot measure was proposed. The Committee was an oversight Committee, and not a policy-making committee.

In response to Councilmember Moats' question, the 90 percent for public safety came about from the polling that was done prior to placing the measure on the ballot. He indicated that there were also comments about services for youth and improved quality of life issues, but the vast majority were related to improving public safety. The City Council does have the authority to change the percentages; but since the spending priorities were set ahead of placing the ballot measure, he suggested using discretionary General Funds for that purpose.

Action: There was a consensus of the City Council to direct staff to develop the budget that includes Measure U funding to maintain the current Measure U services, maintain existing unfunded services that are public safety, quality of life, or youth serving, enhancing the services, and begin building a Measure U Reserve with a reserve policy

of 20 percent with the use of salary savings to build the Reserve fund in fiscal year 2019-20.

REPORT BY CITY MANAGER

City Manager Stilwell reported that the next regular City Council meeting would be March 19, 2019. Items on the agenda would include Consent Calendar items to award the bid for the Blosser Road right turn lane at West Main Street and the water service agreement with OSR/PIM Cooler Partners. A Community Presentation with either the Central Coast Literacy Council or CALM, and the HOME funds allocations as a Regular Business item.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)

Councilmember Cordero reported that he attended the Planning Committee meeting for CAC, a United Way meeting, the Enos Ranch new school groundbreaking ceremony, the Santa Maria Wisdom Center, and the Annual City Employees' Awards Dinner.

Councilmember Moats reported that he spoke on the Ben Heighes Radio Show, that he attended the Orcutt Art Project Dinner, and the Annual City Employees' Awards Dinner.

Councilmember Soto reported that she attended the Annual Team Vandenberg Awards Ceremony, the new school groundbreaking ceremony at Enos Ranch, and the Annual City Employees' Awards Dinner.

Mayor Patino reported that she attended the Teen Advisory Committee at Pioneer High School, the SBCAG Board of Directors meeting, the City Selection Committee for LAFCO, the Block Grants Advisory Committee deliberations process, an in-studio interview for the St. Jude Event at American General Media Studio, a meeting with Caltrans, the meeting of the Marian Foundation Board of Directors, meet with representatives of ConocoPhillips for an update, the Mariscos Ensenada Seafood Restaurant as a new member of the Chamber of Commerce, the Measure T school groundbreaking ceremony at Enos Ranch, spoke at the Wisdom Center's ribbon cutting ceremony, the Annual City Employees' Awards Dinner, spoke to Leadership Santa Maria Valley's Government Day event, read to students at Fairlawn Elementary School for Read Across America Day, the 100 year birthday events at Merrill Gardens for Ruth Dorney, and at Marian Extended Care Center for Elinor Jane Conley, the Corazon Del Puelo at former Judge Rogelio Flores' home, spoke on the Ben Heighes Radio Show, to Rotary, and the Fighting Back Santa Maria Valley Coalition luncheon at Santa Maria Foursquare Church.

ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:00 p.m.

Approved at a regular meeting on March 19, 2019.

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria